Attachment J02

Fort Hunter Liggett Propane System

Table of Contents

List of Tables

J02 Fort Hunter Liggett Propane System

J02.1 Fort Hunter Liggett Area Overview

Fort Hunter Liggett, California, is the largest Reserve Command post in the Army, occupying over 165,000 acres in the San Antonio River valley next to the Los Padres National Forest. The installation is situated approximately 250 miles north of Los Angeles and 150 miles south of San Francisco in California's Central Coast region. The post was established in 1940 and named after Lieutenant General Hunter Liggett (1857–1935), who commanded the 41st National Guard Division, and later, the First Corps of the American Expeditionary Forces during World War I. He also served as Chief of Staff for General Pershing. Today, Fort Hunter Liggett is operated primarily as the Army Reserve Command Western Reserve Training Center serving Active and Reserve components. Fort Hunter Liggett's mission is to maintain and allocate training areas, airspace, facilities and ranges in order to support reserve and active components' field maneuvers, live fire exercises, testing, and institutional training. Additionally, the installation provides quality of life and logistical support to training units.

The Multi-Purpose Range Complex (MPRC) supports live fire and maneuver training for tanks and Bradley Fighting Vehicles. Aviation training takes place at Tusi Army Heliport and Schoonover Tactical Air Strip, with additional aviation training at MPRC and Stony Valley. Several small arm ranges are also provided, from an M16 Qualification Range to a Hand Grenade Range.

The installation's population today is 250 permanent residents and civil servants, with increases up to 4,000 transient active duty personnel when on training rotation. Housing occupancy is typically 98 percent.

J02.2 Propane System Description

The Fort Hunter Liggett propane system consists of all appurtenances physically connected to the system from the points at which the propane enters the system and/or where the Government ownership currently starts, to the point of demarcation defined by Section J02.10 of this section or the real estate easements that result from negotiations under this contract. The system may include, but is not limited to aboveground storage tanks, valves, regulators, meters and distribution lines including service lines. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the system. The Offeror shall base the proposal on site inspections, information in the technical library, and other pertinent information, and to a lesser degree on the following description. Under no circumstances shall the successful Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of the propane system.

J02.2.1 Propane System Fixed Equipment Inventory

J02.2.1.1 Description

The propane system at Fort Hunter Liggett is concentrated within the cantonment area and consists of approximately 5,000 feet of distribution piping ranging from 1 to 2 inches in diameter. Within the system are 26 aboveground storage tanks ranging in capacity from 287 to 18,000 gallons. The propane system components vary in age, with the newest tanks installed in 1993. The commodity provider, Northern Energy, also has approximately 46 propane tanks on post, of which they will retain ownership and control. Propane is used mostly for heating and cooking. Tanks are on a maintenance plan with the Directorate of Public Works to be painted every 5 years. Propane systems are currently in code compliance. Average consumption is 26,000 gallons of propane per month, with usage peaking in winter.

J02.2.1.2 Inventory

Table 1 provides a general listing of the major fixed assets for the Fort Hunter Liggett propane system included in the purchase. The system will be sold in an "as is, where is" condition without any warrant, representation, or obligation on the part of the Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

Table 1
Fixed Inventory
Propane System – Fort Hunter Liggett

Tank Description	Tank Capacity (gallons)	Buildings Served	Distribution Piping (Length, Diameter, Material)	Approximate Year of Construction
Sulphur Springs Road	5,290	115, Hacienda, Fire Station	2" Polyethylene (PE)	Unknown
Bowling Alley, Chapel	1,150	121, 190	1" Steel	1974
Building 152	1,000	152	1" PE	1958
Building 154	500	154	¾" PE	1999
Building 168	1,405	168	1" Steel	1972
Building 177	1,000	177	¾" Steel	1985
Building 182	1,000	182	¾" Steel	2001
DOIM #1	1,000	197	¾" Steel	1995
DOIM #2	499	197	¾" Steel	1995
Mess Hall	5,000	206	2" Steel	1998
Gym, Laundry, Pool	2,000	211, 212, 219	1" PE	2003
DOL	1,000	237	1" Steel	2001
Emergency Operations Center	1,000	238	¾" Steel	2002
Building 290	2,250	290	1" Steel	1969
Barracks	4,200	295	1" Steel	1972

Tank Description	Tank Capacity (gallons)	Buildings Served	Distribution Piping (Length, Diameter, Material)	Approximate Year of Construction
Building 299	1,000	299	1¼" Steel	1988
Well T-236 Generator	287	300	¾" Steel	2000
Sewage Wetwell Pump Generator	287	318	¾" Steel	1972
Tusi Airfield	1,000	Generator at 320	¾" Steel	2001
Rancho Milpitas Housing Area	18,000	54 housing units	1 ¼ - 3" Steel and PE	1993
	18,000			1993
Fergusson Road Guard Station	1,000	Generators at 503	¾" Steel	2003
Spanish Oaks Housing Area	9,000	24 housing units	1" and 1¼" PE	1989
Theater, PX, Post Office	1,134	81, 80, 79	¾" Steel	1976
Del Venturi Road Guard Station	1,000	Generator at 953	¾" Steel	2003
Building 241	1,150	241, 234, 240	1" Steel	1971
Total	**80,152**	**26 tanks serving 110 buildings**		

Distribution Piping Length (feet)	Material	Date Installed	Diameter Range
5,000	Steel w/Teflon or PE	1956-2003	¾" to 3"

J02.2.2 Propane System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

Table 2
Spare Parts
Propane System – Fort Hunter Liggett

Qty	Item	Make/Model	Description	Remarks
None.				

Table 3
Specialized Equipment and Vehicles
Propane System – Fort Hunter Liggett

Description	Quantity	Location	Maker
None.			

J02.2.3 Propane System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

Table 4
Manuals, Drawings, and Records
Propane System – Fort Hunter Liggett

Qty	Item	Description	Remarks
The installation maintains a limited collection of manuals, drawings and records on installed components of the propane system. This information or copies thereof will be transferred during the transition period.			

J02.3 Current Service Arrangement

Fort Hunter Liggett currently purchases its propane from Northern Energy. Northern Energy also owns approximately 46 additional propane tanks that serve installation buildings. These tanks are not included in the solicitation and will not be transferred.

J02.4 Secondary Metering

The installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

J02.4.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW C.3 and J02.5 below.

Table 5
Existing Secondary Meters
Propane System – Fort Hunter Liggett

Meter Location: Building Number	Description
None.	

J02.4.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Clause C.13, Operational Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3 and J02.5 below. Although at the present time, the installation does not require any new meters to be installed, if meters are required in the future, the Contractor shall comply with Clause C.3.3.

Table 6
New Secondary Meters
Propane System – Fort Hunter Liggett

Meter Location	Meter Description
None.	

J02.5 Monthly Submittals

The Contractor shall provide monthly submittals to the Government for the following:

Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the Contracting Officer's designee. (This information will be provided upon award.)

Outage Report. The Contractor's monthly outage report will be presented in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall include the following information for Scheduled and Unscheduled outages:

Scheduled: Requestor, date, time, duration, facilities affected, feedback provided during outage, outage notification form number, and digging clearance number.

Unscheduled: Include date, time and duration, facilities affected, response time after notification, completion times, feedback provided at time of outage, specific item failure, probability of future failure, long term fix, and emergency digging clearance number.

Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the Contracting Officer's designee. (This information will be provided upon award.)

Meter Reading Report. If required by the Contracting Officer, the monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the Contracting Officer's designee. (This information will be provided upon award.)

System Efficiency Report. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to the Contracting Officer's designee. (This information will be provided upon award.)

J02.6 Energy Savings and Conservation Projects

IAW C.3, Utility Service Requirement. No projects have been implemented by the installation for energy conservation purposes.

J02.7 Service Area

IAW Clause C.4, Service Area. The service area is defined as the cantonment area of Fort Hunter Liggett.

J02.8 Off-Installation Sites

There are no off-installation sites of Fort Hunter Liggett included in this package.

J02.9 Specific Transition Requirements

IAW Clause C.13, Operational Transition Plan. **Table 7** lists service connections and disconnections required upon transfer, and **Table 8** lists the improvement projects required upon transfer of the Fort Hunter Liggett propane system.

Table 7
Service Connections and Disconnections
Propane System – Fort Hunter Liggett

Location	Description
None.	

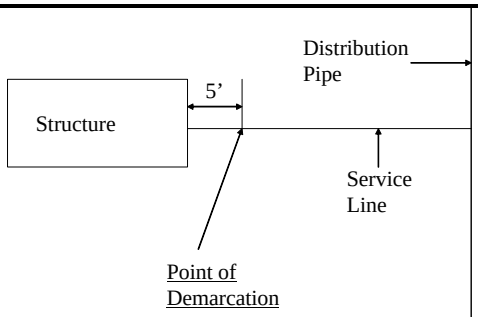
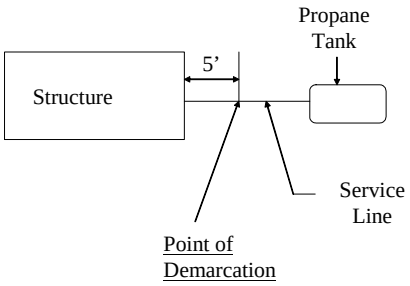
Table 8
System Improvement Projects
Propane System – Fort Hunter Liggett

Location	Description
None.	

J02.10 Propane System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Contractor to the building owner. **Table 9** below identifies the types of service and general location of the point of demarcation with respect to the building served.

Table 9
Points of Demarcation
Propane System – Fort Hunter Liggett

Point of Demarcation	Applicable Scenario	Sketch
The point of demarcation is five feet from the exterior wall of the building.	All scenarios where a building is served as part of a distribution network (i.e. Rancho Milpitas Housing, etc.).	
The point of demarcation is five feet from the exterior wall of the building.	All scenarios where a tank serves a single building.	

J02.10.1 Unique Points of Demarcation

Table 10 lists anomalous points of demarcation that do not fit any of the above scenarios.

Table 10
Unique Points of Demarcation
Propane System – Fort Hunter Liggett

Facility	Point of Demarcation Description

None.

J02.11 Plants

Table 11 lists plants that will be transferred as part of the privatization effort.

Table 11
Plants
Propane System – Fort Hunter Liggett

Description	Facility #	State Coordinates	Other Information

None.